

ORDINANCE NO. 020801-25

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP FOR A 61.6492 ACRE TRACT OF LAND LOCATED NORTH OF WEST SLAUGHTER LANE AT ITS INTERSECTION WITH ESCARPMENT BOULEVARD, GENERALLY KNOWN AS TRACT 103 OF THE STRATUS PROPERTY AT CIRCLE C, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No.C14-02-0040.103, on file at the Neighborhood Planning and Zoning Department as follows:

Tract 103: A 61.6492 acre tract of land, more or less, out of the Samuel Hamilton Survey No. 16, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as the area north of West Slaughter Lane at its intersection with Escarpment Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions for each tract:

1. A building or structure may not be constructed as follows:
 - Within 150 feet of platted single family lots located along the north property line;
 - Within 200 feet of platted single family lots located along the west property line north of the Phillips pipeline as described in instruments recorded in Volume 430, Page 4, Volume 430, Page 151, Volume 3750, Page 1563, Volume 3979, Page 2019, within 60 foot wide easement, Volume 5307, Page 1339, of the Travis County Deed Records. ("Phillips pipeline"); and

- Within 100 feet of platted single family lots located along the east property line north of the Phillips pipeline.

Improvements permitted within these buffer zones are limited to nature trails, landscaping, picnic tables, benches, solid fences, small trash receptacles, i.e. 55 gallons or less, parking facilities unless otherwise provided in this section, detention and water quality re-irrigation facilities, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

2. A surface parking facility is prohibited as follows:

- Within 100 feet of platted single family lots located along the north property line;
- Within 150 feet of platted single family lots located along the west property line north of the Phillips pipeline; and
- Within 75 feet of platted single family lots located on the east property line along a line from the north property line to the Phillips pipeline.

3. A site plan or building permit for the Property may not be approved, released, or issued, before the dedication of right-of-way from the center line of Escarpment Boulevard as set forth in Section 25-6-55 of the Code.

4. Multifamily residence use is a prohibited use between Slaughter Lane and the Phillips pipeline.

5. Service station use and restaurant (drive-in, fast food) uses are prohibited uses of the Property.

6. The following uses are prohibited uses for a single occupant of any lease space over 36,750 square feet:

Bed & breakfast residential (groups 1&2)	Group residential
Arts & crafts studio (limited)	Consumer convenience services
Financial services	Food sales
General retail sales (convenience)	Off-site accessory parking
Personal services	Pet services
Plant nursery	Restaurant (limited)
Special use historic	Custom manufacturing
Club or lodge	College or university facilities

Communication service facilities
Community recreation (public)
Cultural services
Day care services (general)
Group home class I (general)
Guidance services
Local utility services
Private secondary education facilities
Public secondary education facilities
Residential treatment
Telecommunication tower

Community recreation (private)
Counseling services
Day care services (commercial)
Day care services (limited)
Group home class I (limited)
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Religious assembly
Safety services
Urban farm

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

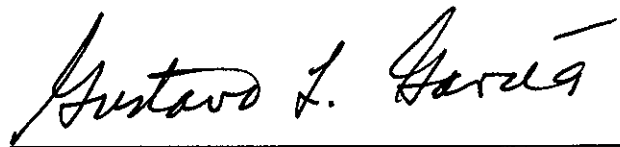
PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on August 15, 2002.

PASSED AND APPROVED

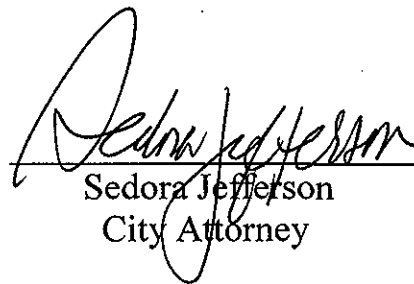
August 1, 2002

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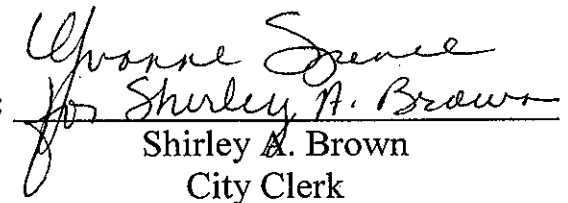


Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 61.6492 acre tract of land out of the Samuel Hamilton Survey No. 16, Travis County, Texas, being a portion of that certain 538.5087 acre tract of land conveyed to Circle C Land Corp. by deed recorded in Volume 11620, Page 1126 of the Deed Records of Travis County, Texas; said 61.6492 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found on the northerly right-of-way line of Slaughter Lane (120.00 feet wide right-of-way) as described in deed recorded in Volume 9457, Page 80 of the Deed Records of Travis County, Texas, and being the southeast corner of that 61.7427 acre tract of land conveyed to Phoenix Holdings, Ltd., by deed recorded in Volume 12515, Page 140, of the Deed Records of Travis County, Texas, from which a 1/2" iron rod found for a point of compound curvature in said right-of-way line bears N55°52'15"W, 1134.81 feet (arc distance of 1137.74 feet);

THENCE, N25°17'57"E, leaving the northerly right-of-way line of Slaughter Lane, with the easterly line of said 61.7427 acre tract, a distance of 385.00 feet to a 1/2" iron rod found for an angle point;

THENCE, N07°48'54"E, continuing with the easterly line of said 61.7427 acre tract, a distance of 1118.58 feet to a 1/2" iron rod found for the northeast corner of the 61.7427 acre tract and northwest corner of the herein described tract, being on the southerly line of the Village At Western Oaks, Section 16-A subdivision, according to the plat thereof recorded in Volume 86, Pages 62A-62D of the Plat Records of Travis County, Texas;

THENCE, S70°11'10"E, with the southerly line of the Village At Western Oaks, Section 16-A subdivision, at 716.79 passing a 1/2" iron rod found for the common southeast corner of said Section 16-A and southwest corner of Village At Western Oaks, Section 15-A subdivision, according to the plat thereof recorded in Volume 86, Pages 77C-77D, continuing with the southerly line of said Section 15-A, at 1551.73 feet passing a 1/2" iron rod found for the common southeast corner of said Section 15-A and southwest corner of the Village At Western Oaks, Section 15-B subdivision, according to the plat thereof recorded in Volume 89B-90A, and continuing for a total distance of 1749.96 feet to a 1/2" iron rod found for the northwest corner of that 34.2425 acre tract of land conveyed to Phoenix Holdings, Ltd., by deed recorded in Volume 12515, Page 140 of the Deed Records of Travis County, Texas, and the northeast corner of the herein described tract;

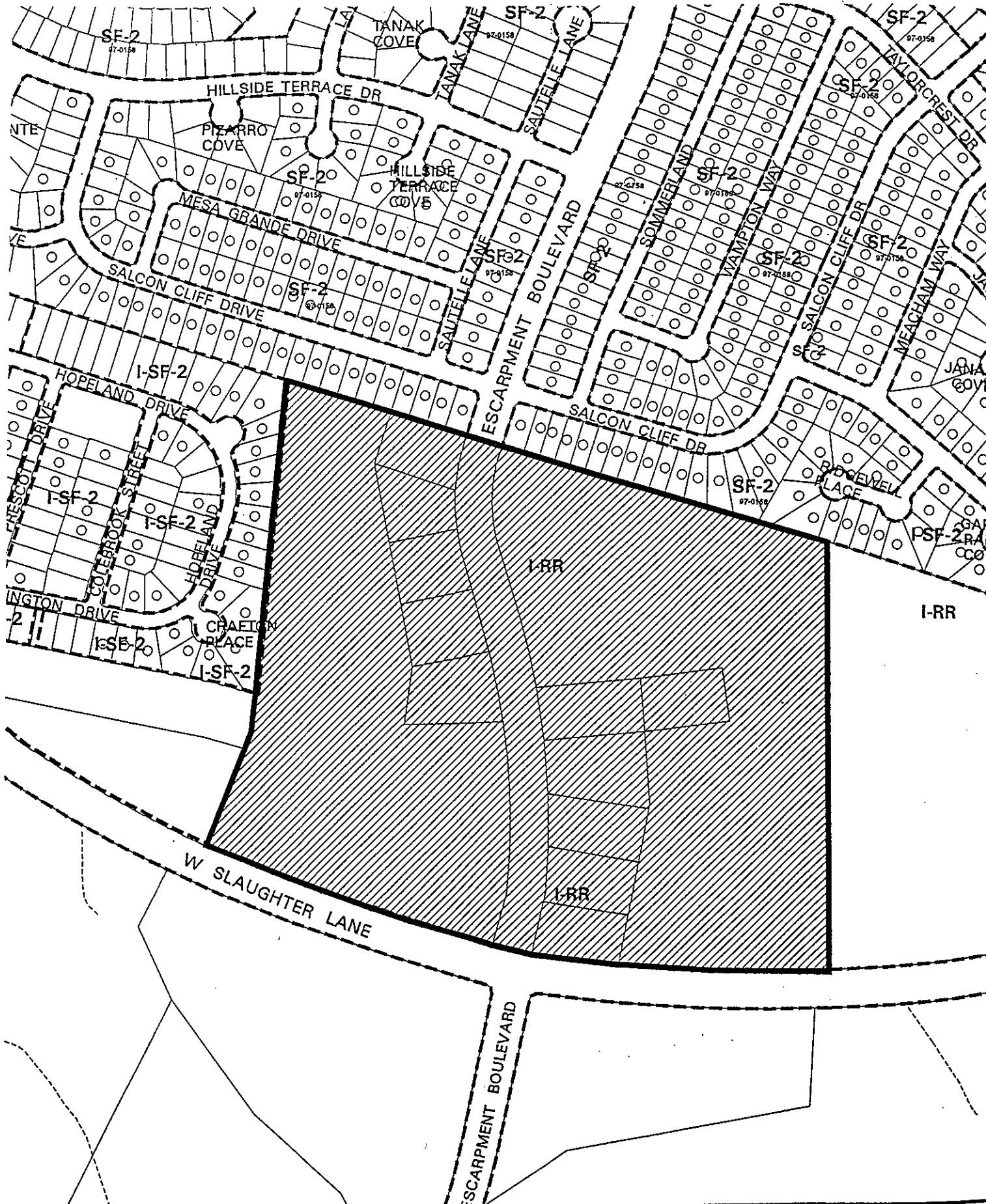
THENCE, S01°58'50"W, leaving the southerly line of the Village At Western Oaks subdivision, with the westerly line of said 34.2425 acre tract, a distance of 1360.61 feet to a 1/2" iron rod found for the common southwest corner of the 34.2425 acre tract and southeast corner of the herein described tract, being on the aforesaid northerly right-of-way line of Slaughter Lane in a curve to the right;





EXHIBIT A

61.6492 Acres
Tract 103
Page 2

Samuel Hamilton Survey No. 16
August 14, 1996
96519.10

THENCE, northwesterly, with the northerly right-of-way line of Slaughter Lane, along said curve to the right having a radius of 4580.00 and a central angle of $24^{\circ}57'29''$ (chord bears $N75^{\circ}27'59''W$, 1979.30 feet) for an arc distance of 1995.04 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 61.6492 acres of land area.



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GR REFERENC NUMBER B16
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-02-0040.103	DATE: 02-05	
	CASE MGR: G. GUERNSEY	ADDRESS:	INTLS: SM	
SUBJECT AREA (acres): N/A				